Karen Johnson
Batch # 1418695
05/11/2026 11:26:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260511-0042213

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

PARCEL ID#: 075-08-0-252.00

ADDRESS NEW OWNER: HANA RESIDENTIAL HOLDING, LLC
1347 MURFREESBORO PIKE
NASHVILLE, TN 37217
ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, I, MELAD HANA, have this day bargained and sold, and by these presents do hereby transfer and convey unto HANA RESIDENTIAL HOLDING, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my rights, title, and interests in the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Being Lot 554 on the Plan of Tulip Grove Subdivision, Section Ten, as of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> DEED REFERENCE: Being the same property conveyed by *Warranty Deed* dated December 20, 2021 from READ INVESTMENTS, LLC to MELAD HANA and of record in Instrument No. 20220103-0000609, Register's Office of Davidson County, Tennessee.

This is improved property otherwise more commonly known as 608 Tulip Grove Road, Hermitage, Davidson County, Tennessee 37076.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical

inspection of the property.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 8th day of May, 2026.

MELAD HANA, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **MELAD HANA**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 8th day of May, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/28/2026

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

AFFIANT

Subscribed and sworn to before me, this 8th day of May, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/23/26

CHRIS R. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY